

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ashdown House, Avington Walk, Thundersley, Benfleet, SS7 3PH



£225,000

Offered for sale with NO ONWARD CHAIN is this two bedroom first floor flat situated in a quiet Thundersley location, within short walking distance of Thundersley Village and all local amenities. This well presented property benefits from having a virtual lease of 980 years; lounge measuring 15' 2"; two good sized bedrooms; communal parking and a garage in nearby block. EPC rating - D. Our ref: 15904

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Ashdown House, Avington Walk, Thundersley, Benfleet, SS7 3PH

Accommodation comprises:

Entrance via secure communal entrance door with entry phone to communal hall. Stairs to first floor flats. Personal entrance door to:

HALLWAY

Loft access. Airing cupboard with space and plumbing for washing machine and tumble dryer. Secure entry phone. Radiator. Doors to:

LOUNGE/DINER 15' 2" x 10' 9" (4.62m x 3.28m)

Two double glazed windows to front aspect. Radiator.



KITCHEN 10' 9" x 6' 6" (3.28m x 1.98m)

Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Inset stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above and electric oven under. Integrated fridge/freezer. Wall mounted combi boiler. Tiled walls. Radiator.



BEDROOM ONE 14' 1" x 8' 10" max. (4.29m x 2.69m)

Double glazed windows to side and rear aspects. Radiator.



BEDROOM TWO 15' x 6' 8" (4.57m x 2.03m)

Double glazed window to front aspect. Radiator.



BATHROOM 8' 10" x 5' 7" (2.69m x 1.7m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and panelled bath with shower attachment. Part tiled walls. Radiator. Airing cupboard.



Agent's Note:

Lease length - 980 years

Ground rent - £50 per annum

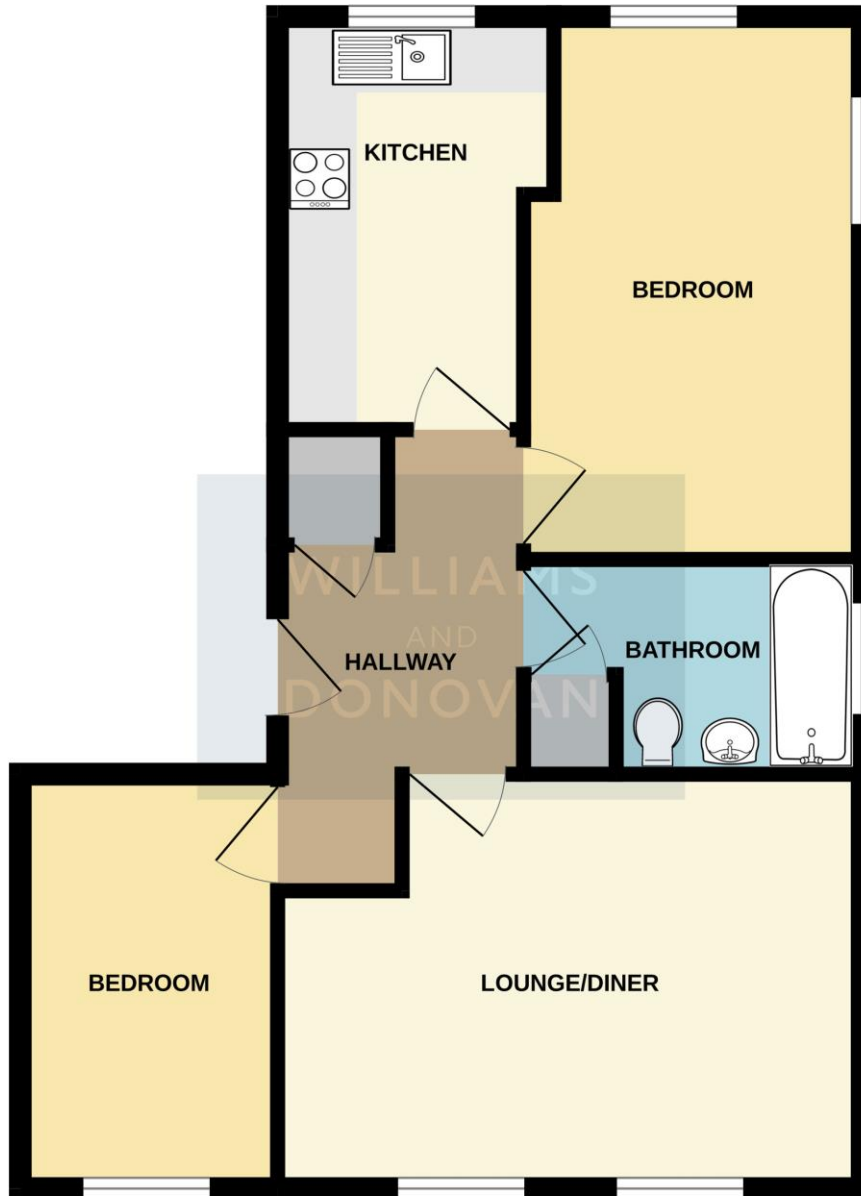
Service charge (including insurance) - £1,166.55

OUTSIDE OF PROPERTY:

Communal gardens. Communal car park. Garage in nearby block.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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